



Doc#: 1534418068 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2015 03:23 PM Pg: 1 of 3

TRUSTEE'S DEED

(Illinois)

THIS AGREEMENT, made this 3 day of December, 2015, 1998, between Ralph J. DiGregor, not individually but as Trustee of the **THERESE DIGREGOR IRREVOCABLE STANDBY TRUST, GRANTOR**, and **JOEL SIEGEL**, a single man, **GRANTEE**.

WITNESSETH: The Grantor in consideration of the sum of TEN and NO/100 (\$10.00) Dollars, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby **CONVEY** and **QUITCLAIM** unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PIN: 02-12-200-021-1059

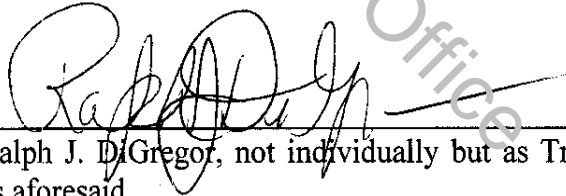
Commonly known as: 1243 E. Baldwin Ln., #310, Palatine, IL 60074

+ Grantee's Address

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise pertaining.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

IN WITNESS WHEREOF, the Grantor, as trustee, as aforesaid, has hereunto set her hand and seal the day and year first above written.


Ralph J. DiGregor, not individually but as Trustee as aforesaid

Mail to:
HERITAGE TITLE COMPANY
4405 THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

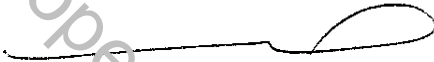
REAL ESTATE TRANSFER TAX	10-Dec-2015
COUNTY:	51.50
ILLINOIS:	103.00
TOTAL:	154.50
02-12-200-021-1059 20151101645107 0-589-325-376	

UNOFFICIAL COPY

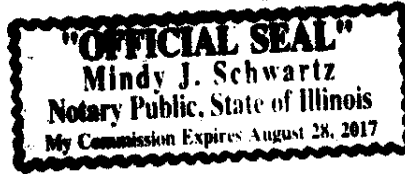
STATE OF ILLINOIS)
) SS.
COUNTY OF McHenry)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ralph J. DiGregor, not individually but as Trustee of the Therese DiGregor Irrevocable Standby Trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument at his free and voluntary act as such trustee, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3 day of December, 2015.



Notary Public
My commission expires: 8/28/17



THIS INSTRUMENT PREPARED BY:
Robert A. Roth, Esq.,
RothMelei
454 W. Virginia Street
Crystal Lake, IL 60014

~~Witnessing for us to:~~
Harold Saafeld, Esq.
25 N. County St.
Waukegan, IL 60085

Send Subsequent Tax Bills To:
Joel Siegel
1243 E. Baldwin Ln., #310
Palatine, IL 60074

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A

Parcel 1:

UNIT 310 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL");

THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGELES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATIO OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST #1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23448135, TOGETHER WITH AN UNDIVIDED 1.256 PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THAT PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINE AND SET FORTH IN SAID DECLARATION AND SURVEY)

Parcel 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADIE BY CHICAGO TITLE AND TRUST CO, AS TRUSTEE UNDER TRUST #1067400, DATED MARCH 31, 1996 ABD RECIRDIED AORUK 12, 1976 AS DOCUMENT 23448134 AND CRESTED BY DEED FROM CHICAGE TITLE AND TRUST COMPANY. AS TRUSTEE OF TRUST #1067500 TO SAMUEL DIGREGOR AND THERESA DICREGOR DATED JUNE 6, 1977 AND RECORDED JUNE 30, 1977 AS DOCUMENT 23993223, IN COOK COUNTY, JLLINOIS

PIN: 02-12-200-021-1059

Property of Cook County Clerk's Office